

# **Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**

*Rudolph F. Crew, Ed.D.*

**Ana Rijo-Conde, AICP, Facilities Planning Officer**

*Facilities Planning*

November 30, 2004

**Miami-Dade County School Board**

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Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Estates of Biscayne, Inc. - Application No. 03-222 (CC14)**  
**Northwest corner of SW 288 Street and 172 Avenue**  
**Updated**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Avocado Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 148%, 141% and 130% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Avocado Elementary School and South Dade Senior High School to 149% and 131%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on December 4, 2003 and February 2, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer was authorized by the School Board at its November 17, 2004 meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo  
November 30, 2004  
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Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

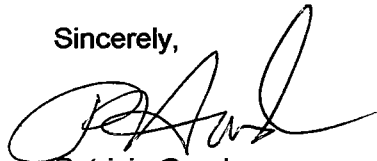
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 39-unit development is estimated to generate approximately \$95,472 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-0449  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Paul Bilton

**UPDATED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 03-222, Estates of Biscayne, Inc. (CC14)

**REQUEST:** Zone change from AU & GU to EU-M (2.5 units/acre)

**ACRES:** 20 acres

**MSA/Multiplier:** 7.3/.70

**LOCATION:** Northwest corner of SW 288 Street and SW 172 Avenue

**UNITS:** 35 additional units (4 units currently permitted under existing zoning classification, for a total of 39 units)

**ESTIMATED  
STUDENT  
POPULATION:** 23 students\*

**ELEMENTARY:** 10

**MIDDLE:** 6

**SENIOR:** 7

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Avocado Elementary - 16969 SW 294 St.

**MIDDLE:** Homestead Middle - 650 NW 2 Ave.

**SENIOR HIGH:** South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Avocado Elem	913/ 923*	553	165%/ 167%*	66	148%/ 149%*
Homestead Middle	1311/ 1317*	871	151%/ 151%*	59	141%/ 141%*
South Dade Sr.	2716/ 2723*	1701	160%/ 160%*	380	130%/ 131%*

\* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Avocado Elem. (242 student stations)	Design	December 2005
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
State School "CCC1" (South Dade Sr. High School Replacement) (1523 additional student stations)	Design	January 2008
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$134,159.

**CAPITAL COSTS:** Based on the State's November-2004 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10	x	\$ 13,452	=	\$ 134,520
MIDDLE	6	x	\$ 15,423	=	\$ 92,538
SENIOR	7	x	\$ 20,409	=	\$ 142,863

Total Potential Capital Cost	\$ 369,921
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\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

	<b>Applicant Name &amp; Number</b>	<b>Location Address</b>	<b>Units/Students</b>	<b>Schools</b>	<b>Board District(s)/ Region(s)</b>	<b>Community Council/ Date</b>	<b>Approved/ Denied/ Comments</b>
1	<b>H. D. CROSS TRUSTEE ET AL #02-054</b>	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	<b>CAULEY PALISADE CORP. #01-242</b>	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	<b>JOSEPH TAUBMAN, TRUSTEE &amp; DELCO ENTERPRISES #01-401</b>	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	<b>ADE INVESTMENT PROPERTIES, INC. #03-181</b>	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	<b>OSCAR &amp; MARIA VILLEGAS #03-078</b>	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	<b>CROSS ET AL #01-218</b>	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	<b>FRV DEVELOPMENT #03-150</b>	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 5/13/0	APPROVED
8	<b>ANNE DELK TRUSTEE #02-170</b>	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	<b>STEVE PURDO, ET AL #02-249</b>	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	<b>OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134</b>	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	<b>MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101</b>	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	<b>EFRAIN ARGUELLES #00-323</b>	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	<b>AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302</b>	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	<b>PATRICIA &amp; JORGE PALENZUELA &amp; CANDAD ZAMORA #01-406</b>	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	<b>VICTOR F. SEIJAS, JR. #99-300</b>	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

16	<b>ARGUS INVESTMENT GROUP, INC.</b> #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	<b>ROBERT CARTER, TRUSTEE, ET AL</b> #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	<b>PERRY KAYE, TRUSTEE</b> #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	<b>THERESA LAVONNE DONALDSON</b> #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	<b>ZAMORA CORP.</b> #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	<b>BCG PARTNERS, LLC</b> #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	<b>CAULEY PALISADE CORP.</b> #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	<b>PALMA FAMILY TRUST, ET AL</b> #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	<b>PALMA FAMILY TRUST, ET AL</b> #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	<b>U-HAUL COMPANY OF FL</b> #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	<b>ESTATES OF BISCAYNE, INC.</b> #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	PENDING
27	<b>CARDAN OF SOUTH DADE, LLC</b> #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	PENDING
28	<b>LIVING QUARTERS USA, INC.</b> #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	<b>UNIVERSAL AMERICAN REALTY CORP.</b> #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	<b>ESTATE OF ELAINE L. EICHLEAY</b> #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	<b>INTERNATIONAL BOTANICALS LLC</b> #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED



**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

32	<b>FRV DEVELOPMENT</b> #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	<b>DRI INC.</b> #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	<b>PALMETTO COMMUNITY COVENANT CHURCH, INC.</b> #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	<b>ALEX SARDINAS</b> #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
36	<b>MAYA AMERICAN COMMUNITY COUNCIL, INC.</b> #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
37	<b>DEAN COLSON AND HENRY QUINTANA</b> #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/13/04	PENDING
38	<b>SILVER GROUP 137 INC.</b> #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
39	<b>MONA LISA INVESTMENTS, LLC</b> #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	PENDING
40	<b>ORANGE GROVE MANORS, INC.</b> #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 12/13/04	PENDING
41	<b>F.V. CONSTRUCTION CORP.</b> #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
42	<b>MALCOLM B. WISEHEART, JR., ET AL</b> #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	<b>PROVINCIAL REALTY, INC.</b> #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	<b>ERIC AND NICOLE LEE BERRIOS</b> #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	<b>LLOYD AND JOHNNIE CASH</b> #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	<b>RALPH FEUERRING, ET AL</b> #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	<b>ROBERT BOREK ET AL</b> #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

**ZONING REPORT**  
**(APPLICATIONS REVIEWED SINCE JANUARY 2001)**  
**CC14 AND CC15**

48	<b>GOULDS, LLC</b> <b>#02-326</b>	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	<b>LUMSDEN OAKS</b> <b>ACQUISITION CORP.</b> <b>#02-250</b>	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	<b>SPECIALTY HOUSING</b> <b>CORP.</b> <b>#03-104</b>	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

51	<b>SVK AIRPORT LAND, LLC</b> #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	<b>AIRBASE LANDINGS, LTD.</b> #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	<b>HABITAT FOR HUMANITY OF GREATER MIAMI, INC.</b> #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	<b>LEWIS PETERS AND FERGUSON PETERS, TRUSTEE</b> #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	<b>ALLAPATTAH NURSERY, LTD</b> #02-155, #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	<b>CHARLES AND JO ELLEN CHAMBERS</b> #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	<b>CW2, LTD.</b> #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	<b>DIAZ LANDSCAPING &amp; NURSERY, INC.</b> #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	<b>JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT</b> #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	<b>BLACK CREEK BUILDERS GROUP, LLC</b> #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	<b>HUGO G. MORALES, TRUSTEE</b> #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	<b>CAROLE BROCK, TRUSTEE</b> #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	<b>CARMEL INVESTMENT &amp; DEVELOPMENT INC.</b> #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	<b>ROBERT BOREK ET AL</b> #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
65	<b>ALEJANDRO ZAMPIER</b> #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	<b>CLINTON ASSOCIATES, LTD.</b> #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

67	<b>FREDERICK T. PETERS MARTIAL TRUST #01-219</b>	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	<b>SODA PROPERTIES, LLC. #01-348</b>	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	<b>LAW PROPERTIES LTD. #02-244</b>	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	<b>SAGA BAY DEVELOPMENT, INC. #96-549</b>	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	<b>HENRY C. MORAT, TRUSTEE #02-280</b>	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	<b>SUNRISE VILLAGE MOBILE HOME PARK II #03-031</b>	SEC of SW 147Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	<b>SVK AIRPORT LAND, LLC #02-201</b>	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	<b>THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172</b>	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	<b>JOSE A. COSTA, JR., TRUSTEE #03-120</b>	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	<b>PRINCETON SELF STORAGE, INC. #01-181</b>	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	<b>TOPA INVESTMENTS, LLC #01-161</b>	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	<b>MARTINA BOREK ET AL #03-018</b>	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	<b>MANUEL C. &amp; EMILIA DIAZ, ET AL #02-377</b>	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	<b>H. R. REALTY &amp; INVESTMENTS, INC. #02-305</b>	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
81	<b>SUPERIOR DEVELOPERS CORP. #01-408</b>	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
82	<b>SUPERIOR DEVELOPERS CORP. #03-245</b>	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

83	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 7/6 9/6	CC15 2/17/04	APPROVED
85	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	PENDING
89	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	PENDING
95	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	PENDING
96	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	PENDING
97	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Tmpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	PENDING

**Note:** There are fourteen applications that are pending which would generate 149 students.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	101	1004	743	22	131%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	352	1130	513	138	174%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	39	690	647	18	104%
PINE VILLA ELEM	630	1132	1762	504	186	255%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
<b>ELEMENTARY TOTALS</b>	<b>13687</b>	<b>2332</b>	<b>16219</b>	<b>9915</b>	<b>913</b>	<b>150%</b>
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	391	1507	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	111	1225	957	40	123%
REDLAND MID	1736	513	2249	991	20	222%
RICHMOND HEIGHTS MID	1633	37	1670	1121	257	121%
<b>MIDDLE TOTALS</b>	<b>10052</b>	<b>1148</b>	<b>11200</b>	<b>6731</b>	<b>524</b>	<b>154%</b>
HOMESTEAD SR	3274	777	4051	2404	0	169%
MIAMI SOUTHRIDGE SR	3857	295	4152	2536	261	148%
SOUTH DADE SR	2716	128	2844	1701	380	137%
<b>SENIOR HIGH TOTALS</b>	<b>9847</b>	<b>1200</b>	<b>11047</b>	<b>6641</b>	<b>641</b>	<b>152%</b>

<b>TOTAL</b>	<b>33786</b>	<b>4680</b>	<b>38466</b>	<b>23287</b>	<b>2078</b>	<b>152%</b>
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# Miami-Dade County Public Schools Charter School Operations

## Existing Charter School

- 1 Archimedeon Academy, 10870 SW 113 Place, Miami, FL 33176
- 2 ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- 3 ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- 4 ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- 5 Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- 6 Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- 7 Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- 8 Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- 9 Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- 10 Doral Academy Charter School, 305 NW 3 Avenue, Miami, FL 33128
- 11 Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- 12 Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- 13 Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- 14 Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- 15 Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- 16 Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- 17 Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- 18 Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- 19 M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- 20 North County Charter School, 3406 NW 135 Street, Miami, FL 33054
- 21 North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- 22 Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- 23 Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- 24 Pinecrest Preparatory Academy Charter School, 14301 SW 42 Street, Miami, FL 33175
- 25 Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- 26 Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33138
- 27 Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- 28 Sander Wiener School of Opportunity  
Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055  
Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- 29 Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- 30 Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- 31 Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

## Approved Contracts for 2004-2005

- 32 Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- 33 Balera Language Academy, 10600 Caribbean Blvd., FL 33189 \*
- 34 International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- 35 Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- 36 Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

## Approved Contracts for 2004-2005 (Continued)

- 37 Miami Community Charter School, 101 SW Redland Road, FL 33034\*
- 38 Pinecrest Preparatory Academy Charter High School (two locations)  
Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and  
Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- 39 School for Integrated Academics and Technologies (SIATech) (two locations)  
Main Campus: 3050 NW 183 Street, Miami, FL 33056, and  
Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- 40 Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- 41 Somerset Academy Charter Middle School  
2601 NW 112 Avenue, Miami, FL 33172 and  
8750 NW 21 Terr., Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
- 42 Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)
- 43 Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)  
SW 190 Street and 112 Avenue, Miami, FL 33157\*

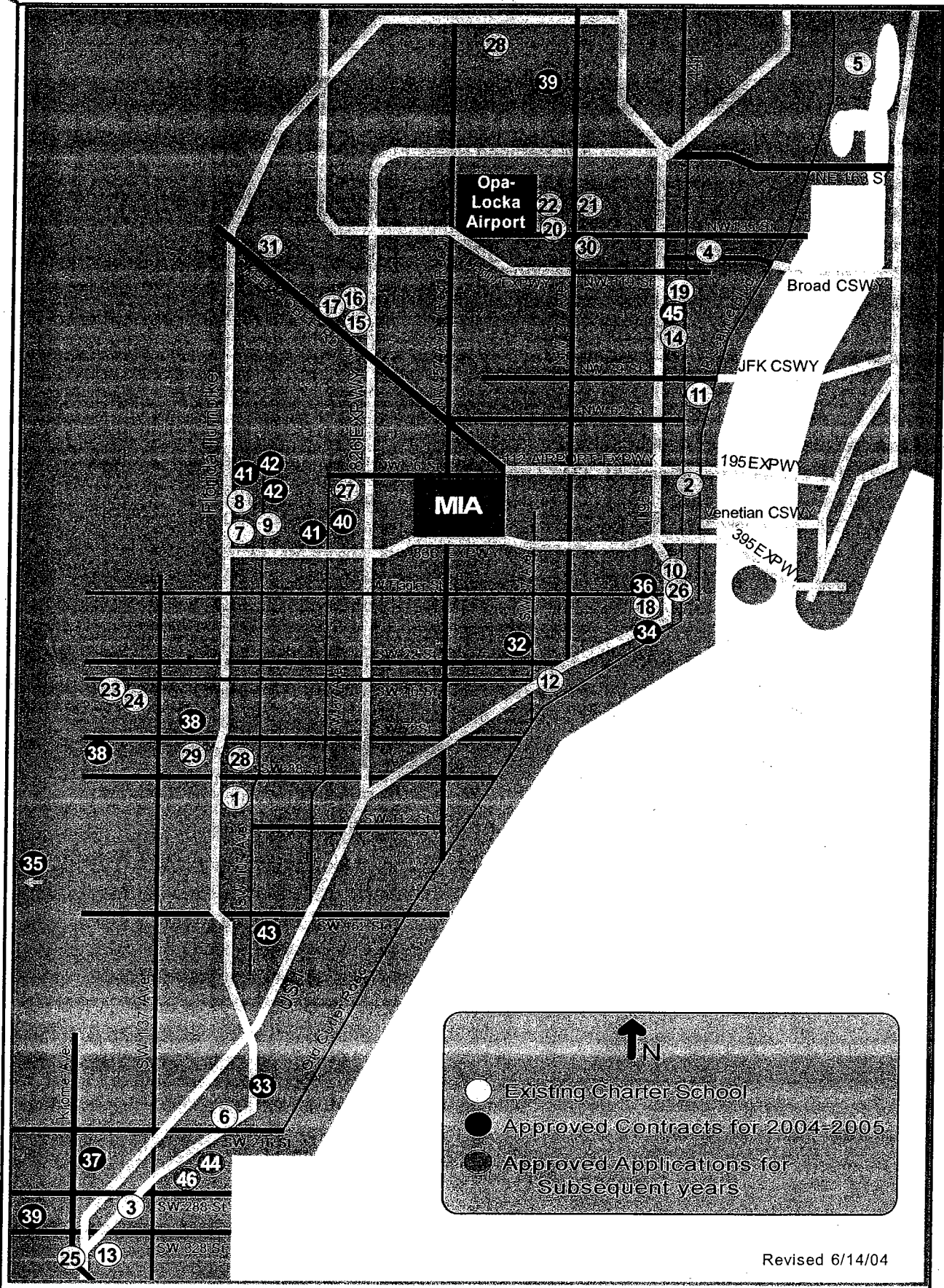
\* Locations pending final School Board approval.

## Approved Contracts for Subsequent Years

- 44 Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
- 45 Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,  
Miami Shores, FL 33168
- 46 Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

## Approved Application

- 47 Mater Academy South Charter School, Sweetwater area
- 48 Mater Gardens Academy Elementary School, Hialeah Gardens area
- 49 Mater Gardens Academy Middle School, Hialeah Gardens area
- 50 Mater Springs Academy Elementary School (location to be determined)
- 51 Miami-Dade Charter Foundation (4 sites - locations to be determined)
- 52 North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- 53 Sabal Palm Charter High School, Hialeah area
- 54 Somerset Academy (6 sites - locations to be determined)
- 55 Spirit City Academy (location to be determined)
- 56 Sunset Academy (location to be determined)
- 57 The City of North Miami/Florida International University Charter School (location to be determined)



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- Existing Charter School
- Approved Contracts for 2004-2005
- Approved Applications for Subsequent years